

AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, February 1, 2007 at 6:00 pm** in the Aldermanic Chambers at Somerville City Hall, 93 Highland Avenue, Somerville, MA.

Public Hearings:

600 - 800 Windsor Place: The Applicants and Owners NJ WINDSOR, LLC and RONAI, LLC,, and their Agent, Nicholas A. Iannuzzi, Jr. seek approval of a preliminary master plan (S.Z.O. §16.8) for a Planned Unit Development (PUD) project, involving a special permit with site plan review (S.Z.O. §§ 7.11.1.c and 7.11.3.e) to construct two hundred and sixty (260) dwelling units and twenty eight thousand six hundred and fifty one (28, 651) square feet of commercial/retail space in two seven-story buildings.

The residential development is subject to inclusionary housing requirements (S.Z.O. §13.2).

Waivers are sought (S.Z.O. §16.5.4) from: minimum lot area per dwelling unit requirements (S.Z.O. §16.5.1); minimum landscape area requirements (S.Z.O. §16.5.1); front side set back requirements (S.Z.O. §16.5.1); rear yard setback requirements (S.Z.O. §16.5.1) and the mixed use requirement (S.Z.O. §16.5.3).

A variance is sought for failure to provide enough parking spaces (S.Z.O. §9.5.1).

Industrial Park District (IP); Planned Unit Development-B (PUD-B) Overlay zoning district.
The Applicant has requested a Continuance to the February 15 meeting.

Review of Cases for the Zoning Board of Appeals:

35R Lexington Ave: (Applicant & Owner: Christos Poutahidis; Agent: Francis J. Scannell) The Applicant seeks a special permit under SZO §4.4.1 to alter a non-conforming structure to convert the premises into two (2) dwelling units. The project seeks to remove the attached corrugated metal structures to restore the building to its original footprint. Residence A (RA) zone.

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223 Summer Street: (Applicant & Owner: David Edelman; Agent: Richard G. Di Girolamo) The Applicant seeks special permits (SZO §4.4.1 & §4.5.3) and a variance (SZO §8.5.I) for minimum rear yard setback to add rear decks to a six-family dwelling. Residence B (RB) zone.

The Applicant has requested a Continuance to the February 15 meeting.

7 Carver Street: (Applicant & Owner: Michael J. Pignatiello) The Applicant seeks a special permit under SZO §4.4.1 to expand and create an addition to an existing single-family dwelling. Residence B (RB) zone.

The Applicant has requested a Continuance to the February 15 meeting.

16 Butler/100 Temple St: (Applicant, Somerville Community Corporation; Owner, St. Polycarp Redevelopment, LLC) The Applicant seeks Special Permit with Site Plan Review (SZO §7.11.1.c) approval to construct 84 residential units, 2,000 s.f. of office space, and 4,000 s.f. of commercial space. Variances are sought for maximum height (SZO §8.5.f) and failure to provide enough parking spaces (SZO §9.5). A Special Permit (SZO §9.13) is sought for shared parking.

52 Bay State Ave: (Applicant: Nicholas Aggouras; Owner: 52 Bay State Avenue LLC; Agent: Richard Di Girolamo, Esq.) The Applicant seeks Special Permit approval (SZO §4.4.1) to alter the exterior of an existing nonconforming three family dwelling and a revision to a previously issued permit. Residential A (RA) zone.

The Applicant has requested a Continuance to the February 15 meeting.

Any other business